

**WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES
DECEMBER 17, 2020 (Conducted by Zoom)**

The Meeting was called to order with the following members in attendance:
John Butala, Kathy Rojik, Patrick Stark, Robert Bechtold, and Suzanne Garlena

Absent Members: Mark Schmidt, Alan Banks

Other Attendees: William Payne (Code Enforcement Officer)
Sandy Shoup (Shoup Engineering)
Gavin Robb (Solicitor)
Dorothy Moyta (Zoning & Planning Administrator)

Outline and Order of Meeting

1. Approval of November Minutes
2. Eastview Farms: Preliminary Subdivision Plan
3. Gas Well Questions List – Unanswered for Olympus
4. Zoning Ordinance Revisions/ Municipal Ordinances Updates
5. Workshop Meeting: Public Comments

Approval of Meeting Minutes

A motion to approve November Meeting Minutes was made by Mr. Stark, and seconded by Mr. Bechtold.. All in favor and the motion carried.

Eastview Farms – Preliminary Subdivision Plan

6 page Plan Narrative and 8 Page Drawing Set were distributed prior to this meeting.
Presented by Mr. Chris Salamida.

Mr. Salamida presented the preliminary development. It is comprised of 17.5 acres with 17 single family homes. Phase 1 will have 15 lots and Phase 2 will have 2 lots. There is an apartment complex to the south. The plan shows slopes, 3 existing structures and includes a natural resource analysis. At this point in early development, the access road is not definitive. Comments were made as follows:

1. Mr. Bechtold asked why they did not have a highway occupancy permit scoping meeting. Mr. Payne said that they did not meet the criteria for a traffic study per his conversation with PennDot. Mr. Butala discussed sight distances for the entrance road. Mr. Payne said that the center of the property is a blind curve in either direction.
2. Mr. Butala asked documentation about the sight lines versus distances and speed.
3. Mr. Stark asked whether the existing entrance road was going away when the new road was completed.

4. Mr. Payne has figured the sight distances from 435' to 505'.
5. Ms. Shoup felt that the entrance drive could be on the East side of the property.
6. Mr. Payne said that a lot comes down to Phase 2. The existing drive could serve as an emergency access. The auxiliary drive is only of benefit till Phase 2.
7. Mr. Salamida showed the road profile and slopes were discussed.
8. Ms. Shoup said that Penn Dot required a 2% slope across the road.
9. Mr. Salamida presented the composite plan where they emphasized natural slopes. He explained how Phase 1 will have the 15 single family homes and the landscape plan with trees.
10. Mr. Bechtold said that thought needs to be put in to the selection of trees.
11. Mr. Shoup's review letter dated December 16, 2020 was reviewed and discussed. Mr. Salamida will be providing written responses to Mr. Shoup.
12. Mr. Payne stated that 1 fire hydrant is needed. (The apartment building has its own hydrant.) Cluster boxes for the Post Office will be needed.
13. Mr. Payne said that they needed to look at lighting and the selection of trees.
14. Mr. Stark made a motion and Mr. Bechtold seconded to approve this preliminary plan if all items on Mr. Shoup's review letter are met. Voting was unanimous. Eastview Farms preliminary plan is approved.

Gas Wells Question List – Unanswered for Olympus:

1. The Public Hearing for the Dionysus and Leto Gas Wells has been continued till March 31st. Unless a further continuance is granted by Olympus, West Deer Township must have a public hearing for conditional use by March 31, 2021.
2. The Gas Wells should not be discussed unless Olympus is present at the meeting.
3. Mr. Butala presented a letter dated November 25, 2020 from Olympus indicating their responses to several questions previously asked. Mr. Payne will distribute the Olympus letter to CROWD.
4. Mr. Bechtold felt that Olympus' responses were rather shallow.
5. Mr. Robb said that the Planning Commission should get the questions to Olympus previous to the meeting in which they will be asked.
6. It is unclear to which meeting Olympus will be invited back. Mr. Robb said that some traffic studies may be postponed due to the pandemic.

7. Mr. Butala questioned how many extensions can be granted. Mr. Robb said that Olympus has been granting extensions to the Township, but West Deer can schedule the public hearing whenever they want to.
8. Mr. Payne asked what happens if people keep coming up with questions. He asked whether the Planning Commission needs more time to review the questions, whether they had more questions, or if the questions should be sent over to the Board.
9. Mr. Stark and Mr. Butala felt the questions should be sent to Olympus now.
10. Mr. Butala will send comments over to Mr. Payne tomorrow.
11. Mr. Payne will be sending the questions for Olympus to Mr. Robb to send over to Olympus.

Zoning Ordinance Revisions/ Municipal Ordinance Updates:

1. The Ordinance has been updated and will need to be reviewed by Mr. Robb and also approved by the Board.
2. The Zoning map needs to be revisited and then sent to the County for approval.
3. Some areas on the map need to be altered from one zoning designation to another. PC members should send any comments or suggestions over to Mr. Payne.
4. The Public Hearing on accepting the updated Ordinance needs to be advertised and set 60 days out previous to the Public Hearing.

Workshop Meeting: Public Comments:

Tim Resciniti of 102 York Way asked whether the responses from Olympus were complete responses. Mr. Robb said that if CROWD had additional questions that they should be addressed to Mr. Payne who can give them to the Planning Commission and Olympus. This would avoid duplication of questions.

A motion was made by Mr. Bechtold to adjourn the meeting and seconded by Mr. Stark.

The January meeting will be on January 28th, 2020 if there is anything on the agenda. It will be conducted via Zoom. The meeting link will be posted on the web site.